



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION

908 Shelby Avenue

August 19, 2020

Application: Alteration-Violation/Painted Brick

District: Edgefield Historic Preservation Zoning Overlay

Council District: 06

Base Zoning: R8

Map and Parcel Number: 08216044800

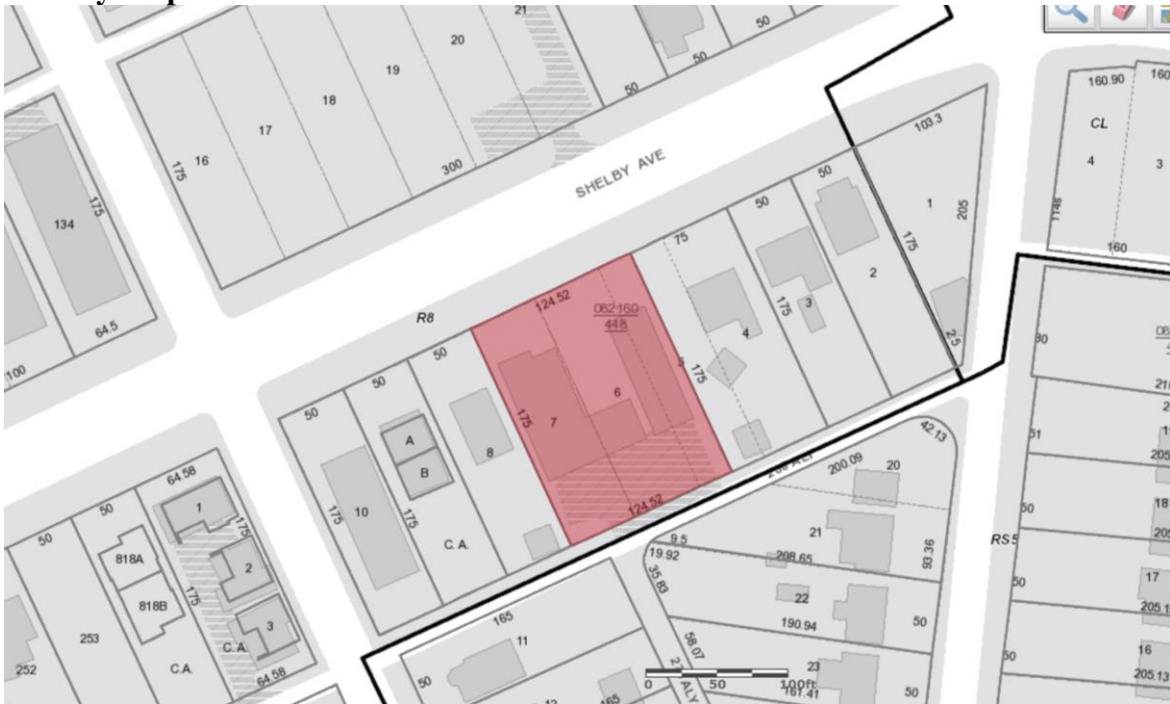
Applicant: Kamal Saba

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

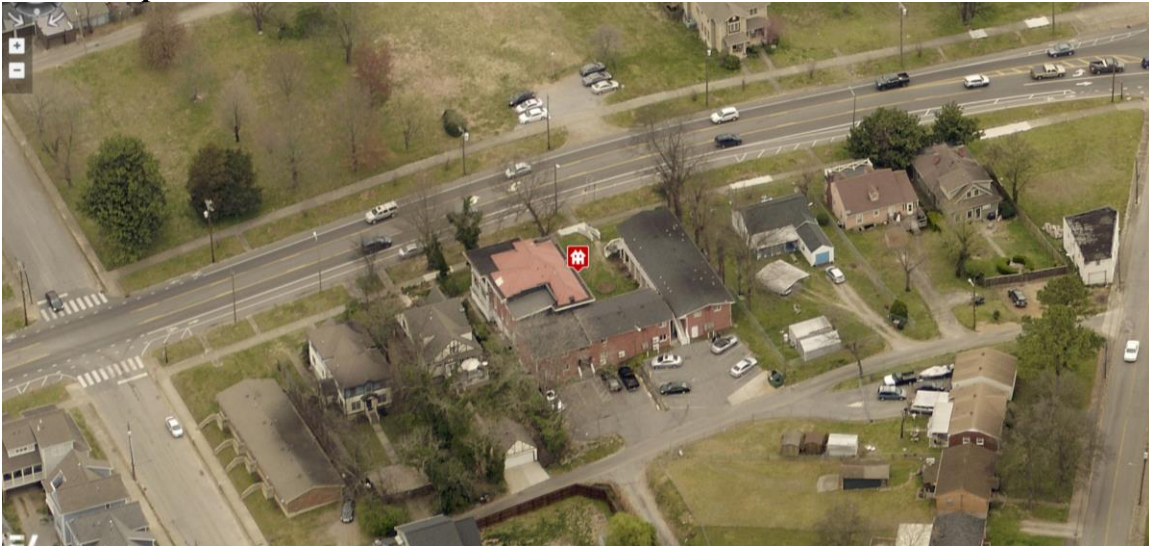
Description of Project: The applicant painted the structures a dark blue color without a permit from the Metro Historic Zoning Commission. The applicant seeks to retain the paint color.

Recommendation Summary: Staff recommends disapproval, finding that the blue paint on the brick and stone foundation does not meet Sections II.5.c. and III.B.g of the design guidelines for the Edgefield Historic Preservation Zoning Overlay. Staff further recommends that the applicant submit samples of paint to MHZC staff for review within 30 calendar days and that the buildings be repainted in colors MHZC staff approved within 60 calendar days. The brick should be painted a red brick color and the stone should be painted a stone color.

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B Alterations & Repairs

II.B.5 Materials

- a. Original building materials should be retained.
- b. Where replacement is necessary, new materials should match the design, dimension, detail, and all other visual characteristics of the originals, based on physical or historical documentation.

Original building materials may include, but are not limited to, wood, brick, stone, terra cotta, stucco, cast stone and concrete.

c. Masonry

- 1) Mortar for re-pointing should match original color, joint width, depth, and tooling profile.

When repointing brick, new mortar with a high concentration of portland cement should be avoided. Temperature and moisture cause brick and mortar to expand and contract. During expansion, the two materials press against each other, and over time, the softer of the two deteriorates. Typical "redi-mix" type mortar, which contains a high concentration of portland cement, is harder than historic brick. In such circumstances, its use can damage brick. Mortar for repointing should have a low concentration of portland cement.

- 2) Cleaning of masonry should be done with the gentlest means possible. Sandblasting causes severe damage to brick, stone, and mortar, and is not appropriate.
- 3) Generally, the use of paint, stain, water repellent, or any other type of coating on brick is not appropriate.

If brick is mismatched due to insensitive repairs, paint or stain on mismatched areas may be appropriate. If brick is so deteriorated that it cannot withstand the weather, a water repellent or paint may be appropriate. In such circumstances, the paint or stain must approximate the natural material color of the original brick. Previously painted brick may be repainted using a color which approximates the natural material color of the original brick.

- 4) Previously unpainted stone should not be painted. Waterproof coatings shall not be used.

If stone is so deteriorated that it can no longer withstand the weather, a water repellent or consolidant may be appropriate. Previously painted stone may be repainted using a color which approximates the natural color of the stone.

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

g. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

Background: 908 Shelby consists of an historic house constructed between 1908 and 1914, a c. 1970 addition to the historic house that is used for apartments, and a separate c. 1970 two-story brick apartment structure (Figures 1-4). While the historic house contributes to the historic character of the Edgefield Historic Preservation Zoning Overlay, the addition and separate apartment building do not.



Figure 1. The historic house is to the right and the apartment building is to the left.



Figure 2 (Left) is the 1908 Hopkins map; 908 Shelby would be where the number 7 is and was not yet constructed. Figure 3 (Right) is the 1914 Sanborn map, showing the house prior to the construction of the addition and apartment building. The apartment building is where 910 Shelby sits

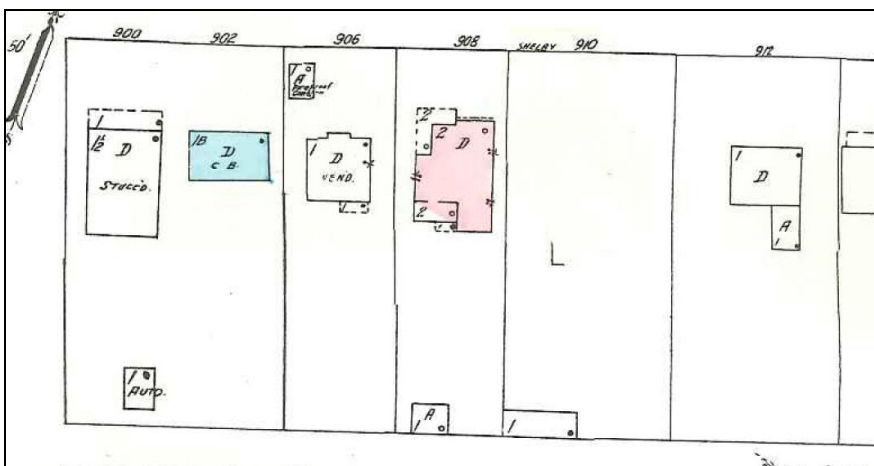


Figure 4 is the 1957 Sanborn map which shows 910 Shelby as demolished but the apartment complex not yet built.

Analysis and Findings: The applicant painted the structures, including the house's stone foundation, a dark blue color without a permit from the Metro Historic Zoning Commission (Figures 5, 6). The applicant seeks to retain the paint color.



Figures 5 & 6 show the paint on the brick and the stone foundation.



Figure 7. May 2019 Google Streetview of 908 Shelby Avenue

The design guidelines state that “Generally, the use of paint, stain, water repellent, or any other type of coating on brick is not appropriate.” For new construction and non-contributing buildings, the guidelines state that materials should be visually compatible with historic materials. The Commission, to date, has always required that paint for an existing building, historic or not, be a historic red brick color and that new brick for new construction also be a historic red brick color.

In this case, the structures were painted a red brick color prior to current owners purchasing the site (Figure 7). In cases where brick is already painted, the guidelines state, “*Previously painted brick may be repainted using a color which approximates the natural material color of the original brick.*” Similarly, the guidelines about painting stone state, “*Previously painted stone may be repainted using a color which approximates the natural color of the stone.*” A 1980s photo of the historic house before it was painted shows us that the brick was originally a red color that was common for brick in the first two decades of the twentieth century and that the stone was a typical grey color (Figure 6).



Figure 6. This 1980s photo shows the original, unpainted brick.

Staff finds that the blue paint does not meet the design guidelines and negatively impacts the historic character of the historic house and the Edgefield neighborhood, where brick and stone was historically unpainted. When painting brick and stone would be allowed, as it would be here because it was already painted, it is important to have the paint be a brick and stone color, respectively, so as to provide a sense as to what the masonry would have looked like historically.

Staff recommends disapproval of the blue paint and recommends that the applicant submit samples of paint to MHZC staff for review within 30 calendar days and that the buildings be repainted in a color MHZC staff approved within 60 calendar days.

Recommendation Summary: Staff recommends disapproval, finding that the blue paint on the brick and stone foundation does not meet Sections II.5.c. and III.B.g of the design guidelines for the Edgefield Historic Preservation Zoning Overlay. Staff further recommends that the applicant submit samples of paint to MHZC staff for review within 30 calendar days and that the buildings be repainted in colors MHZC staff approved within 60 calendar days. The brick should be painted a red brick color and the stone should be painted a grey stone color.